

HOW CAN WE HELP YOU?

Permit applications are available through the mail, on the web, at our headquarters in Augusta or in our regional offices. In addition to applications, the staff can provide you with zoning maps, copies of rules and regulations, and many other publications. We are also available to answer questions about your plans for development.



Commission Staff are always happy to help you with your plans for development.

The Maine Land Use Regulation Commission

Augusta Main Office
Key Plaza, 5th Floor
22 State House Station
Augusta, Maine 04333-0022

Phone: 207-287-2631
Fax: 207-287-7439
TTY: 207-287-2213
www.maine.gov/doc/lurc

Regional Offices

Ashland

Northern Aroostook County
45 Radar Road
Ashland, ME 04732-3600
Tel: 435-7963 FAX: 435-7184

Downeast

Washington and Hancock Counties/Coastal Islands
7 Campbell Hill, PO Box 269
Cherryfield, ME 04622
Tel: 546-4405 FAX: 546-2799

East Millinocket

Penobscot and Southern Aroostook Counties
191 Main Street
E. Millinocket, ME 04430
Tel/FAX: 746-2244

Greenville

Piscataquis and Somerset Counties
43 Lake View Street, PO Box 1107
Greenville, ME 04441
Tel: 695-2466 FAX: 695-2380

Rangeley

Franklin and Oxford Counties
Route 4, Main Street
PO Box 887
Rangeley, ME 04970
Tel: 864-5064 FAX: 864-5252



LURC WORKS ! ***For Maine's Plantations and*** ***Unorganized Areas***

As the planning and zoning board for one-half the state, the Commission has broad responsibilities for protecting the environment and planning the sound use of Maine's abundant natural resources.

"The Maine Land Use Regulation Commission provides a great service to the residents of the unorganized territories. LURC's commitment to implementing fair zoning and development policies is vital to preserving the character of life in rural Maine."

- Governor John E. Baldacci



The Maine Land Use Regulation Commission



THE COMMISSION

The Commission was created in 1971 to serve as the planning and zoning authority for the state's plantations, unorganized areas, coastal islands and towns without local planning and zoning control.

The Commission is comprised of an independent seven member board appointed by the Governor and supported by a 22-member staff, headed by Director Catherine Carroll.

Current Commission members are: Bart Harvey of Millinocket, Steve Kahl of Old Town, Rebecca Kurtz of Rangeley Plantation, Edward Laverty of Medford, Carol Murtaugh of Lubec, Jim Nadeau of Winterville Plantation, and Steve Wight of Newry.

You can learn more about Commission members by visiting the agency's web site.

LOCAL ASSISTANCE

The Commission's Permitting and Compliance staff maintains offices in Ashland, Greenville, East Millinocket, Rangeley and Cherryfield. These friendly, knowledgeable professionals can provide you with the resources and assistance you need.

Thinking about Developing, Subdividing or Buying Land In LURC Jurisdiction?
It's a good idea to contact us first.

DID YOU KNOW?

- Permits are required before constructing or reconstructing buildings, and for most expansions to buildings.
- Permits are also required before subdividing land.
- You can contact the Commission's staff to find out if the property that you are interested in buying has any violations.

EXPEDITED PERMITS

We have Expedited Permits that decrease the time it takes to get approval for certain types of residential development. If your project qualifies, it can be a big time saver! Applications are available from the Commission or the agency's web site.

EXPIRATION DATES FOR PERMITS

Development activities must be started within 2 years and completed within 5 years from the time the permit was issued. Permits issued prior to July 2003 without an expiration date will expire October 2004.

RULE CHANGES

The Commission has made some important changes to its land use standards in the Spring of 2004. The changes include adopting a two-tier subdivision review process; adopting rules for the layout and design of subdivisions; and adopting rules to clarify permitting requirements for residential and commercial development projects.

The Commission also adopted several other rule changes including using building footprint (rather than floor area) as the means for establishing expansion limits for nonconforming structures; clarifying how it will consider disability variances; providing for minor home occupations without a permit; setting building height limitations in coastal shoreland areas comparable to other shoreland areas; and expanding the use of handicap waivers to expansion limits for structures.

If you have questions about these rule changes or wish to obtain copies of the rules, please contact the Commission's staff.

CONCEPT PLANS

Concept Plans are becoming increasingly popular as a means for large landowners to propose development balanced with long-term conservation of other areas. A summary of each plan approved by the Commission and guidelines for submitting a proposal are available from the Commission or on the agency's web site.



LURC

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Jurisdiction

www.maine.gov/doc/lurc